

phone 614.410.4600 fax 614.410.4747 www.dublinohiousa.gov City of Dublin Planning and Zoning Commission

Planning Report

Thursday, July 9, 2015

Wexford Estates Subdivision – Lot 14 6369 Angeles Drive

Case Summary

Agenda Item 3

Case Number 15-058AFDP/FP

Site Location 6369 Angeles Drive

South side of Angeles Drive, east of the intersection with Tullymore Drive.

Proposal Modification to a platted No Build Zone for a residential lot located in the

Wexford Estates subdivision.

Requests Review and approval of an amended final development plan under the Planned

District provisions of §153.050.

Review and recommendation to City Council for a final plat under the

provisions of Chapter 152, Subdivision Regulations.

Owner/Applicant William R. Remias Jr and Anne A. Remias, property owners

Case Managers Claudia D. Husak, AICP, Planner II | 614.410.4675 or chusak@dublin.oh.us

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Planning

Recommendation Approval of an Amended Final Development Plan

In Planning's analysis, the review criteria for the amended final development plan, as applicable, are met. Approval of this proposal is recommended.

Approval of a Final Plat

In Planning's analysis, the review criteria for the final plat, as applicable, are

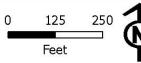
met. Recommendation of Approval to City Council of this proposal is

recommended.





15-058AFDP/FP Amended Final Development Plan/Final Plat Remias Residence 6369 Angeles Drive



Facts		
Site Area	0.31 acre lot	
Zoning	PLR, Planned Low-Dens	sity Residential - Wyndham Village
Surrounding Zoning	North, East and West: South:	PLR, Planned Low-Density Residential District (Wyndham Village plan), containing single-family homes and the Karrer Middle school to the west, across Tullymore Drive PUD, Planned Unit Development District (Wexford Woods plan) containing single-family homes
Site Features	The lot is rectangular with 95 feet of frontage along Angeles Drive and with a single-family home and a three-car, side-loaded garage that sits at the required 25-foot front building setback, and an at-grade patio behind the house. There are trees along the rear property line that are located on the adjacent lot. The No Build Zones platted with the subdivision follow the general shape of the street network, increasing for larger lot depths. The property lies adjacent to a heavily wooded reserve, "Reserve D" platted with the Wexford Woods subdivision, on the southwest corner.	
Site Background		as approved at the June 25, 2015 Board of Zoning mit a patio to encroach 9 feet, 4 inches into the rear

Details	Amended Final Development Plan
Proposal	This is a proposal to amend a previously approved and recorded plat and final development plan to revise a No Build Zone extending from 25 to 50 feet in width along the rear lot line for a developed single-family lot. A requirement of the final development plan review process is the review and recommendation to City Council of a final plat. The final development plan outlines the use of No Build Zones as a design guideline while the plat indicates its location. This application intends to modify the No Build Zone to extend parallel to the rear lot line rather than following the curvature in the road.
Plan Overview	The proposed amended final development plan is only for Lot 14 in the Wexford Estates subdivision. Most lots within Wexford Estates have No Build Zones along the rear property line ranging from 25 to 75 feet depending on the lot depth. Lot 14 has a No Build Zone that varies from 25 feet on the east property line to 50 feet on the west property line. If approved, the request would reduce the No Build Zone from 50 feet to 25 feet on the west property line to create a consistent line parallel to the rear lot line.

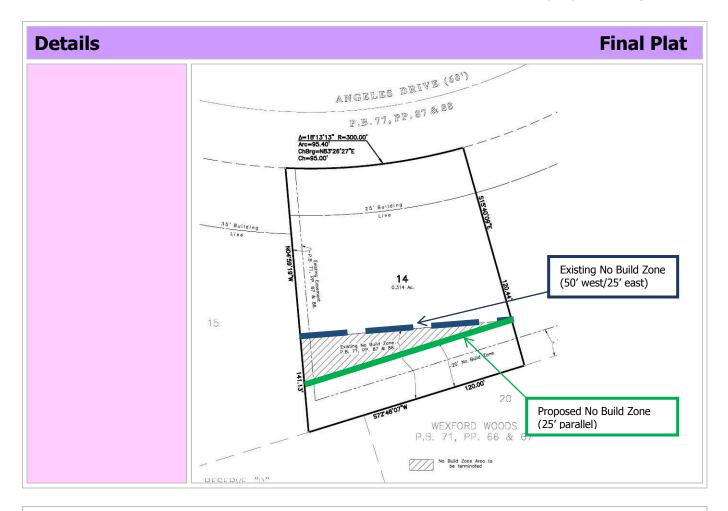
Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. Consistency with the approved preliminary development plan.	Criterion met: The applicant is requesting to modify a platted no build zone which does not interfere with the development text for the Wyndham Village PLR.
2. Traffic and pedestrian safety	Not applicable.
3. Adequate public services and open space	Not applicable.
4. Protection of natural features and resources	Criterion met: The proposed revision decreases but does not remove the No Build Zone, thereby maintaining a sufficient preservation area on the rear of the property.
5. Adequacy of lighting	Not applicable.
6. Proposed signs are consistent with approved plans	Not applicable.
7. Appropriate landscaping to enhance, buffer, and soften the building and site	Not applicable.
8. Compliant stormwater management	Not applicable.
9. All phases (if applicable) comply with the previous criteria.	Not applicable.
10. Compliance with all other laws and regulations.	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation

Approval

Based on Planning's analysis, the proposal complies with the amended final development plan criteria. Planning recommends approval of this request.

Details	Final Plat	
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.	
Plat Overview	The revised final plat is for Lot 14 of the Wexford Estates subdivision to modify the extent of a previously platted No Build Zone.	
Plat Notes	The plat includes notes and line work describing the revision.	
No Build Zones	The purpose Of No Build Zones is to preserve natural features such as trees, streams, or open space from being damaged or altered. The No Build Zones on surrounding lots have a variety of dimensions to preserve natural features and create open views. Lots to the rear of this lot where there are existing mature trees have consistent 25-foot No Build Zones. These No Build Zones were based on the desire to preserve natural features present when the plat was approved in 1992 and to generally follow the geometry of the adjacent street right-of-way. This caused a variety of dimensions for the No Build Zones that bore little relationship to the actual need for preservation.	
Plat Detail	As proposed, the existing No Build Zone (see graphic on next page) would be removed and the new No Build Zone would be 25 feet wide and parallel to the rear lot line.	



Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for approval prior to recording.
1) Plat Information and Construction Requirements	Criterion Met: The applicant's request to revise the No Build Zone does not increase the buildable area of the lot since the rear yard setback (35 feet) remains the greater of the two requirements, thus requiring a variance for any construction in the rear of the property. The applicant was granted a variance by the Board of Zoning Appeals in June 2015 permitting a patio to encroach into the required setback. The plat includes all required technical information.
2) Street, Sidewalk, and Bikepath Standards	Not applicable.

Analysis	Final Plat
3) Utilities	Criterion Met : The original plat dedicated a 15-foot easement along the southern property line most likely intended for private utilities. This easement will not be affected by the revised No Build Zone. Utility locations will not be affected by the proposal.
4) Open Space Requirements	Not applicable.

Recommendation	
Approval	Based on Planning's analysis, the proposal complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

FINAL PLAT

Review Criteria

Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.

• The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.